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Mortgage Association d/b/a Fannie Mae*

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

BLAINE YAMAMOTO, an individual

Plaintiff,

v.

HOMEOWNERS FINANCIAL GROUP USA,  
LLC an Arizona limited liability company;  
JULINE CHUTUK, an individual; BRIAN  
ESPOSITO, an individual; GEICO  
INSURANCE AGENCY, LLC, a foreign  
limited liability company; SPECIALIZED  
LOAN SERVICING, LLC, a foreign limited  
liability company; MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS,  
INC., a Delaware corporation; FEDERAL  
NATIONAL MORTGAGE ASSOCIATION  
d/b/a FANNIE MAE, a corporation chartered  
by the U.S. Congress; DOES 1-10, inclusive;  
ROE ENTITIES 1-10, inclusive,

Defendants.

CASE NO. 2:23-cv-01142-APG-BNW

**STIPULATION AND ORDER  
EXTENDING TIME FOR  
DEFENDANT BRIAN ESPOSITO  
TO RESPOND TO COMPLAINT**

**(Fourth Request)**

On December 12, 2023, this Court entered an order granting a stipulation to stay this case for 60 days while the parties engaged in settlement discussions. [ECF No. 44]. Prior to the granting of this stay, the deadline for Defendant Brian Esposito ("Esposito") to respond to the Complaint filed by Plaintiff Blaine Yamamoto ("Plaintiff") Complaint had been December 11, 2023.

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1 As the stay will be automatically lifted on February 12, 2024, counsel for  
2 Esposito and counsel for Plaintiff hereby stipulate and agree that Esposito shall have  
3 up to and including March 1, 2024, to answer or otherwise respond to Plaintiff's  
4 Complaint.

5 Although the parties were unable to settle this case during the pendency of the  
6 stay, the parties remain actively engaged in settlement discussions and continuing  
7 toward an early resolution of this case. Further, a decision by this Court regarding  
8 removal remains pending. [See ECF No. 24]. A further extension will ensure that, if  
9 the parties do not reach a settlement, any response to the complaint is filed in the  
10 correct action.

11 This is the fourth request to this Court for such an extension, and it is made in  
12 good faith and not for purposes of delay.

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1 DATED this 9<sup>th</sup> day of February, 2024.

2 BALLARD SPAHR LLP

ARMAND LAW GROUP

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By: /s/ Armand Fried

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23 *Attorneys for Defendant Homeowners*

24 *Financial Group USA, LLC, Juline Chutuk,*

25 *and Brian Esposito*

26

27 **ORDER**

28 IT IS SO ORDERED:



UNITED STATES MAGISTRATE JUDGE

DATED: 2/12/2024